



# DANVILLE KITCHEN AND BATH REMODEL

**BUILDING SERVICES**



The following is the Town of Danville questionnaire used for proposed residential kitchen, bathroom, and utility room remodel permits. The answers to these questions will determine if this remodel can be considered an over-the-counter review or whether the Town of Danville Building Services requires an additional review period. Note that even with this form, floor plans of the remodeled areas (indicating the existing and the new room layout are preferred) will be required for any permit.

Building Address: \_\_\_\_\_

- Type of Project (Check one):
- ☐ Kitchen Remodel
  - ☐ Bathroom Remodel (total # of bathrooms: \_\_\_\_\_ )
  - ☐ Utility Room Remodel

1. Will there be any additions to the square footage of the home with this construction?

☐ Yes ☐ No

If **NO**; continue on to question #2. If yes, plans must be reviewed by the Town of Danville Plans Examiner.

2. Will there be any changes to the width, height or locations of existing windows with this proposed construction (other than same size window replacement)?

☐ Yes ☐ No

If **NO**; continue on to question #3. If yes, plans must be reviewed by the Town of Danville Plans Examiner.

3. If interior walls are removed or relocated, are any of these bearing walls? (e.g. a wall which supports more than 100 pounds per lineal foot of superimposed load)

☐ Yes ☐ No

If **NO**; continue on to question #4. If yes, plans must be reviewed by the Town of Danville Plans Examiner.

4. Are there any new skylights being added with this remodel construction that shall not be located between existing roof framing members?

☐ Yes ☐ No

If **NO**; continue on to question #5. If yes, plans must be provided for new-framed opening for the skylights, and if more than one rafter and/or ceiling joist is being cut - a framing plan must be provided. If roof trusses are being cut - structural calculations must be provided to repair the remaining truss ends.

5. Are the electrical appliances and/or fixtures being replaced, relocated and/or removed with this proposed construction?

☐ Yes ☐ No

If **YES**; indicate below (and on the plans) which items are new/relocated or eliminated with this remodel. Note that a cabinet/fixture layout plan will be required for each remodeled kitchen and/or bathroom that shows all electrical lighting and outlets.

Item:		
A.	Stove/cooktop/oven ( <b>gas</b> ):	<input type="checkbox"/> New/Relocated/Replaced <input type="checkbox"/> Eliminated
B.	Stove/cooktop/oven ( <b>electric</b> ):	<input type="checkbox"/> New/Relocated/Replaced <input type="checkbox"/> Eliminated
C.	Microwave oven:	<input type="checkbox"/> New/Relocated/Replaced <input type="checkbox"/> Eliminated
D.	Refrigerator:	<input type="checkbox"/> New/Relocated/Replaced <input type="checkbox"/> Eliminated
E.	Dishwasher:	<input type="checkbox"/> New/Relocated/Replaced <input type="checkbox"/> Eliminated
F.	Sink(s):	<input type="checkbox"/> New/Relocated/Replaced <input type="checkbox"/> Eliminated
G.	Toilet(s):	<input type="checkbox"/> New/Relocated/Replaced <input type="checkbox"/> Eliminated
H.	Shower(s):	<input type="checkbox"/> New/Relocated/Replaced <input type="checkbox"/> Eliminated
I.	Bathtub(s):	<input type="checkbox"/> New/Relocated/Replaced <input type="checkbox"/> Eliminated
J.	Washer/Dryer:	<input type="checkbox"/> New/Relocated/Replaced <input type="checkbox"/> Eliminated

I, \_\_\_\_\_, do declare under penalty of perjury that the answers provided for this questionnaire are true.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## KITCHEN AND BATH INFORMATION

### GENERAL ITEMS

1. The 2016 CBC, CRC CMC, CPC, and CEC, as amended by State of California and the Town of Danville are applicable to this project.
2. This remodel shall require that smoke and carbon monoxide alarms are installed within the dwelling. See item nos. 33 & 34 for appropriate locations.
3. If this remodel requires the patching or in-fill of exterior walls the following shall be provided as needed:
  - A. Wood siding shall have a method of providing a weather-resistive barrier per CBC 1404
  - B. New masonry veneer shall be securely attached per CBC 1405.
  - C. Stucco shall be a minimum 3-coat, 7/8" minimum thick exterior stucco application (over two layers of grade D paper where stucco occurs over plywood) with a 26 ga. galvanized weep screed at the foundation plate line at least 4" above exposed earth or 2" above paving per ASTM C-1063, 7.11.5.
4. New skylights shall be approved by an accredited testing service. Note that new skylights shall not be located within 3 ft. of a property line per CBC TABLE 705.8.
5. New over-current protection (sub-panels) shall not be located in the vicinity of easily ignitable materials such as clothes closets per CEC 240.24 (D). Existing sub-panels in an illegal location that an additional circuit is added to as a result of this remodel may require relocation to an approved area.
6. All non-locking-type 125-volt, 15- and 20- ampere receptacles in dwelling units shall be listed tamper-resistant type receptacles except for the following: Receptacles located more than 5.5 feet above the floor; Receptacles that are part of a luminaire or appliance; non-grounding receptacles used for replacements as permitted in CEC 406.12

### FOR BATHROOM REMODELS

7. Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30-inch circle. The area and dimensions shall be maintained to a point of not less than 72-inches above the shower drain outlet with no protrusions other than the fixture valve or valves, shower head, soap dishes, shelves, and safety grab bars, or rails. CPC 408.6. & CRC R307.2.
 

\* Water resistant gypsum (greenboard) is not permitted for use as a base for tile in tub/shower walls or ceilings. Fiber-cement, fiber-mat reinforced cementitious backer units, glass mat gypsum backers or fiber-reinforced gypsum backers in compliance with ASTM C 1288, C 1325, C 1178 or C 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. CRC R702.4.2.
  8. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5. CRC R303.3.1.
  9. All new or relocated water closets (toilets) shall have a maximum effective flush volume of 1.28 gallons and have a minimum 30-inch wide clear space, extending at least 24-inches in front of the water closet. CPC 411
  10. Shower heads shall have a maximum flow rate of 2.0 gallons per minute. CPC 408.2.
  11. Lavatory Faucets shall have a maximum flow rate of 1.5 gallons per minute. CPC 407.2.1
  12. luminaires in tub or shower enclosures shall be marked for damp locations or marked for wet locations where subject to shower spray. CEC 410.10 (D).
  13. Provide a GFCI protected, tamper-resistant receptacle within 3 feet of the outside edge of each basin per CEC 210.52 (D).\*
- \* For double compartment basins, one GFCI protected, tamper-resistant receptacle installed on the wall in between the basins may meet the requirement if the 3 foot dimension is satisfied for both basins.

14. Provide occupancy sensors for all incandescent light fixtures within the bathroom. For bathrooms with a shower or tub/shower area, at least one high efficacy light fixture (LED, fluorescent) must be provided that illuminates the shower, tub/shower area, and be separately switched from incandescent fixtures.
15. At least one 120 volt, 20-ampere branch circuit shall be provided to supply bathroom receptacle outlet(s). Such circuits shall have no other outlets. CEC 210.11 (C) (3).
16. Fan and light combination fixtures must be separately switched per CEC 150.0(k) (2) (B)

### FOR KITCHEN REMODELS

16. Appliance branch circuits shall be rated at not less than the marked rating of the appliance or the marked rating of an appliance having combined loads. CEC 422.10(A).
17. Provide GFCI protected, tamper-resistant receptacles for kitchen counters so no point along the wall line is more than 2 feet measured horizontally from a receptacle in that space, CEC 210.52.(C) (1).\*  
  
\* At least one GFCI protected, tamper-resistant receptacle is required for permanent island countertops.
18. A minimum 3 foot clear passageway is required in kitchens between counter fronts and appliances or counter fronts and walls CBC 1208.1.
19. Dishwashers are required to have a listed air gap fitting on the discharge side of the dishwashing machine. The listed air gap shall be installed with the flood-level (FL) marking at or above the flood level of the sink or drain-board, whichever is higher. CPC 807.3.
20. Household cooking appliances shall have a vertical clearance above the cooktop of not less than 30-inches to combustible material or metal cabinets. CMC 921.\*  
  
\* There are two exceptions that require the addition of non-combustible protection to the cabinets which enables the vertical clearance to be reduced to 24-inches.
21. Receptacles and junction boxes for appliances must be in an accessible location, e.g. microwave, dishwasher, oven, etc.
22. Clean-outs are required for the kitchen sink drainage piping, island sink and foot vent if applicable.

### FOR UTILITY/LAUNDRY ROOM REMODELS

23. Provide a smooth metal duct for dryer exhaust extending to the exterior with backdraft damper, with a limit of 14 ft. and no more than 2 - 90° elbows, terminating at least 3 feet from openings into the building. CMC 504.4.
24. Laundry rooms without an operable window shall require a mechanical exhaust system. CRC R303.1 Ex. #1.
25. Provide at least one receptacle for the laundry. CEC 210.52 (5) (F).

### ADDITIONAL CODE REQUIREMENTS

26. New factory-built fireplaces shall be listed by an approved agency.
27. All new exterior hose bibs shall have non-removable backflow prevention devices. CPC 603.5.7.
28. New doors leading to the exterior of the building shall be provided with a landing that extends beyond the building a minimum of 3 feet and be at least the width of the clear opening area of the door. For in-swing and slider doors the landing is permitted to be a maximum of 7 ¾ inches below the door threshold. For out-swing doors the landing shall not be more than 1-1/2 inches below the door threshold. Landings shall be suitable for exterior weather exposure, e.g. concrete, stone, pavers, treated lumber, redwood, composite material, and also be properly secured in place.

- 29. Residential Gypsum Board: Screws for attaching gypsum board to wood framing shall be Type W or Type S in accordance with ASTM C 1002 and shall penetrate the wood not less than 5/8-inch. CRC 702.3.6.
- 30. New or remodeled Attic spaces greater than 30-inches in clear height shall have a minimum 22-inch x 30-inch attic access opening and be provided with at least one lighting outlet when the attic is used for storage or contains equipment requiring servicing.
- 31. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet. CBC 1208.2.
- 32. Glazing (windows) in bathroom walls where the bottom exposed edge of the glass is less than 60-inches above any standing surface shall require tempered type glass, unless the glazing is more than 60-inches, measured horizontally from the water's edge of a bathtub, hot tub, spa, or whirlpool.

<p style="text-align: center;"><b>SMOKE AND CARBON MONOXIDE ALARMS</b> <b>CRC R314 &amp; R315</b></p>
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- 33. Smoke Alarm Locations: On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, on each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- 34. Carbon Monoxide Alarm Locations: Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. In addition, a Carbon Monoxide Alarm shall be installed within a bedroom that contains a fossil fuel-burning heater or appliance, fireplace or an attached garage.